

20100715143013001

पुनर्प्रसाध विकास योजना - भुसावळ

९

(दुसरी सुधारित) जिल्हा जळगांव

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना

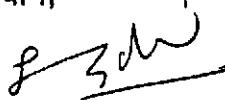
अधिनियम, १९६६ चे कलम ३१(१) अन्वये मंजूरी

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई-४०००३२.  
दिनांक : ७ जुलै, २०१०

शासन निर्णय क्र.टीपीएस-३५०८/१२९५/प्र.क्र.२६८/०८/नवि-९

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासनाच्या नाशिक विभाग, असाधारण राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

  
(प्रदीप गोहिल)  
कार्यासन अधिकारी

प्रति,  
विभागीय आयुक्त, नाशिक विभाग, नाशिक  
संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.  
जिल्हाधिकारी, जळगांव  
उपसचिव (नगर रचना) नगर विकास विभाग, मंत्रालय, मुंबई - ३२.  
उपसंचालक, नगररचना, नाशिक विभाग, नाशिक

(त्यांना विनंती करण्यात येते की, प्रस्तुत अधिसूचनेच्या अनुषंगाने अधिप्रमाणित करण्यात यावयाच्या नकाशाच्या ३ प्रती शासनास सादर कराव्यात.)  
सहायक संचालक नगररचना, जळगांव शाखा, जळगांव  
मुख्याधिकारी, भुसावळ नगरपरिषद, भुसावळ जिल्हा जळगांव  
व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह, पुणे

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात नाशिक विभागीय पुरवणी, भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक, नगररचना, पुणे व उपसंचालक, नगररचना, नाशिक विभाग, नाशिक यांना पाठवाव्यात.)

~~कृत्त्वात्~~ अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई.

(त्यांना विनंती की, सदरहू सूचना विभागाच्या वेबसाईटवर प्रसिद्ध करावी.)  
निवड नस्ती (कार्यासन नवि-९)

3

**Notification**  
**Government of Maharashtra**  
**Urban Development Department**  
Mantralay, Mumbai, 400032  
Dated : 07<sup>th</sup> July, 2010

**The Maharashtra Regional & Town Planning Act, 1966.**

No. TPS-3508/1215/CR-268/08/UD-9: Whereas, in accordance with sub section (1) of section 31 of the Maharashtra Regional and Town Planning Act,1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") Government of Maharashtra has sanctioned part of the Draft Development Plan of Bhusaval (2<sup>nd</sup> Revised) vide Government Notification, Urban Development Department's No.TPS-3505/644/CR-65 (B)/2005/UD-9,dated 21<sup>st</sup> November, 2005; appeared in the Maharashtra Government Gazette Nashik Division Part -I supplement, dated 22<sup>nd</sup> December, 2005 ;

And whereas, the Government vide Notice, Urban Development Department's No. TPS-3505/644/CR-65(C)/2005/UD-9, dated 21<sup>st</sup> November, 2005 & corrigendum's No. TPS-3505/644/CR-65/2005/UD-9, dated 7<sup>th</sup> February, 2006 ; TPS-3505/644/CR-65(C)/2005/UD-9, dated 7<sup>th</sup> February, 2008 published respectively in the Maharashtra Government Gazette Nashik Division Part -I supplement, dated 22<sup>nd</sup> December, 2005 , 9<sup>th</sup> March, 2006 & 6<sup>th</sup> March, 2008 ; has published the excluded part of the Draft Development Plan of Bhusaval (2<sup>nd</sup> Revised) for inviting suggestions/objections from public under second proviso to sub section (1) of section 31 of the said Act;

And whereas, in accordance with sub section (2) of section 31 of the said Act, Government had appointed Assistant Director of Town Planning, Jalgaon Branch as an officer to hear person or persons who submit objections or suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as "the said Officer") vide Government Notice, Urban Development Department's No. TPS-3505/644/CR-65(C)/2005/ UD-9, dated 21<sup>st</sup> November, 2005 appeared in the M.G.G. Nashik Division supplement dated 22<sup>nd</sup> December, 2005 ;

And whereas, in accordance with sub section (3) of section 31 of the said Act, Government has taken into consideration the objections & suggestions received & the report of the said Officer;

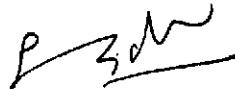
Now, therefore, in exercise of the powers conferred by sub section (1) of section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra hereby :-

5

- A) Sanctions the Draft Development Plan of the said Excluded part of Bhusaval (2<sup>nd</sup> Revised) in respect of EP-Nos. 1 to 17 as specified in "Schedule of Modifications" annexed hereto, which shall be the final Development Plan (Part) for the said Excluded Part of Development Plan of Bhusaval (2<sup>nd</sup> Revised) in respect of E.P. No. 1 to 17.
- B) Extends the period for according sanction to the Draft Development Plan (Excluded part) Bhusaval (2<sup>nd</sup> Revised) in respect of EP-Nos. 1 to 17 upto and inclusive of 7<sup>th</sup> July, 2010.
- C) Fixes the date of 22<sup>nd</sup> August, 2010 to be the date on which the final (part) Development Plan of the said Excluded part of (E P-Nos. 1 to 17) Bhusaval (2<sup>nd</sup> Revised) shall come into force.

This Notification is also published on government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

**By order and in the name of the Governor of Maharashtra,**



( Pradeep Gohil )  
Section Officer.

## SCHEDULE OF MODIFICATIONS

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION  
S. 1176, I&B, 2010

Dated :- 7<sup>th</sup> July, 2010

Sr. No.	EP No	Proposals as per published Plan under section 26 of the Maharashtra Regional and Town Planning Act 1966.	Development Plan submitted as per published Plan under section 30 of the Maharashtra Regional and Town Planning Act 1966.	Modifications republished under section 31 of the Maharashtra Regional and Town Planning Act 1966.	Modifications sanctioned by Government under section 31(1) of the Maharashtra Regional and Town Planning Act 1966.
1	2	Site No.48, Play Ground	Part of the site No.48, Play Ground is deleted and included in Residential Zone.	Site No 48, Play Ground is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
1	EP-1				
2	EP-2	Site No.53, Primary School Site No.53A, Gymnasium	An area @ 0.15 Hectare to the northern side from site No.53 is deleted & included in Residential Zone and remaining area from this site is included in site No.53A & redesignated as Primary School.	Deleted area @ 0.15 Hectare is proposed to be redesignated as site No.53, Shopping Centre & Gymnasium	Site No.50, Primary School & site No.51, Play Ground is proposed to be deleted and included in Residential Zone
3	EP-3	Site No.50, Primary School Site No.51, Play Ground	Site No.50, Primary School Site No.51, Play Ground	Site No.50, Primary School & site No.51, Play Ground is proposed to be deleted and included in Residential Zone	Site No.50, Primary School & site No.51, Play Ground are retained as per plan submitted under section 30 of the Act.
4	EP-4	Residential Zone, S.No.194, Kandari (Land under Site No.20 High-school of first revised sanction plan.)	Residential Zone, S.No.194, Kandari	New site for Higin Schooi (site No. ) is to be proposed.	The land bearing Survey No. 194 of Mojje Kandari is reinstated in Residential Zone as per plan submitted under section 30 of the Act.
5	EP-5	Site No.54A, Public Housing/ Housing for Dishoused	Site No.54A, Public Housing/ Housing for Dishoused	Part area to the North side is proposed to be deleted and included in Residential Zone as shown on plan.	Sanctioned as proposed.

6	EP-6	Industrial Zone. S.No.181/3, 181/4, 181/1, Kandari	Industrial Zone. S.No.181/3, 181/4, 181/1, Kandari	S.No.181/3, is proposed to be deleted from Industrial Zone and included in Residential Zone.	S.No.181/3, 181/4, 181/1 Sanctioned as proposed.
7	EP-7	Site No.104, Housing for Economically Weaker Section and Dishoused Site No.106, Slum Improvement Scheme.	Site No.104, Housing for Economically Weaker Section and Dishoused Site No.106, Slum Improvement Scheme.	Site No.104 and 106 is proposed to be deleted and included in Residential Zone.	Site No.104 and 106 is proposed to be deleted and included in Residential Zone.
8	EP-8	Site No.36, Primary School & Play Ground Site No.37, Children's Play Ground	Site No.36, Primary School & Play Ground Site No.37, Children's Play Ground	Boundaries of site No.36 and 37 is proposed to be rearranged as per sanctioned Development Plan reservation. The site no.37 shall be redesignated as "Library". Also 15 mt. wide East- West D.P. Road shall be proposed along with Southern Boundary of these reservations as shown on the plan.	Boundaries of site No.36 and 37 is proposed to be rearranged as per sanctioned Development Plan reservation. The site no.37 shall be redesignated as "Library". Also 15 mt. wide East- West D.P. Road shall be proposed along with Southern Boundary of these reservations as shown on the plan.
9	EP-9	Site No.15, Play Ground & Play Ground	Site No.15, Primary School & Play Ground	Site No.15 Primary School & & Play Ground is retained as per plan submitted under section 30 of the Act.	Site No.15 Primary School & & Play Ground is retained as per plan submitted under section 30 of the Act.
10	EP-10	Site No.60, Play Ground	Site No.60, Play Ground	15 m. wide strip along the road from this site is proposed to be reserved for Shopping Centre as shown on plan.	15 m. wide strip along the road from this site is proposed to be reserved for Shopping Centre as shown on plan.
11	EP-11	CTS No.2221 to 2230 is shown as Existing Municipal Office and	CTS No.2221 to 2230 is shown as Existing Municipal Office and Primary School	Site No. 60 Play Ground is retained as per plan submitted under section 30 of the Act.	Site No. 60 Play Ground is retained as per plan submitted under section 30 of the Act.
				Sanctioned as proposed.	Sanctioned as proposed.

		Primary School	Shopping Centre.
12	EP-12	Site No.103-Garden and Site No.103-A – Community Center (Old D.P.Site No.28, Park, Survey No.22 part)	Site No.103 - Garden and Site No.103-A – Community Center (Old D.P. Site No.28, Park, Survey No.22 part) are retained as per plan submitted under section 30 of the Act.
13	EP-13	Site No.135, Primary School Site No.136, High School	Site No.135, Primary School Site No.136, High School
14	EP- 14	CTS No.4305, 4306 Public-Semi Public Zone (Existing D.S. High School)	CTS No.4305, 4306 Public-Semi Public Zone (Existing D.S. High School)
15	EP- 15	CTS No. 3940/13/1 to 19 Public-Semi Public Zone (Existing Hospital)	CTS No. 3940/13/1 to 19 Public-Semi Public Zone (Existing Hospital)

16	EP- 16	F.P.No.52, Town Planning scheme-1 S.No.125 B Public- Semi Public Zone (Fire Brigade Station)	F.P.No.52, Town Planning scheme-1 S.No.125 B Public- Semi Public Zone (Fire Brigade Station)	A strip of land,5.73 mt. & 13.92 mt. wide fronting on Jamner road is proposed to be deleted from Public-Semi Public zone and to be included in Commercial zone, as shown on republished plan.	Sanctioned as proposed.
17	EP- 17		PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES.		Sanctioned as proposed with minor changes as given in "Schedule of minor changes" annexed hereto.

**Regulation 1 :-** Special provision for Installation of Solar Water Heating System :-  
 Installation for Water Heating System, Solar Water Heating System should be made in buildings for hospitals, hotels, guest houses, policemen/army barracks, canteens, laboratories and research institutions, hostels of schools & colleges and other institutes, etc. as per provisions made in Appendix R-1.

**Regulation 2 :-**

- (a) L.P.Gas Godown would be permissible in Green Zone subject to the condition mentioned in Appendix R-2.
- (b) Petrol pump would be permissible in Green Zone/No Development Zone subject to the condition mentioned in Appendix R-3.
- (c) Provisions for allowing "Research & Development Institutions in No Development Zone subject to the condition mentioned in Appendix R-4.

**Regulation 3 :-** Following new users shall be allowed to be permitted in R-1 Zone under Appendix M of bye-law No.14.2 (Appendix R-5).  
 "Flour mill subject to conditions mentioned in Appendix R-5."

**Regulation 4 :-** Regulation for Information Technology Establishments :-  
 Information Technology Establishments will be permitted subject to regulations mentioned in Appendix R-6 (Government Circular No.MISC TPS 2004/687/CR 26/2004/UD-13, dated 20<sup>th</sup>

May, 2004)

**Regulation 5 :-** Regulations for Biotechnology Units :- Biotechnology unit will be permitted subject to regulations mentioned in Appendix R-7. (Government Circular No.TPB 4302/818/CR 88/2002/UD-12, dated 10<sup>th</sup> October, 2002 & order dated 17<sup>th</sup> March, 2003)

**Regulation 6 :-** Provisions regarding facilities for physically handicapped persons should be made as per Appendix R-8. (Government Circular No.TPB 432000/1829/CR 216/2001/UD-11, dated 25<sup>th</sup> February, 2002)

**Regulation 7 :-** Regulations for permitting commercial use on the lands in possession of Maharashtra State Road Transport Corporation (MSRTC) notwithstanding anything to the contradictory in these regulations or the Development Plan /planning proposals shall be allowed to be developed for commercial use to the extent of 50% of the admissible FSI subject, however to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department's Regulation No. STC-3400/CR-148/TRA-1, dated 1<sup>st</sup> February 2001 as may be modified from time to time (Appendix R-9)

**Regulation 8 :-** Regulation for providing 12 mt. service road, building line and control lines as per Govt. Regulation of PWD dated 9.3.2001, 21.9.2001, 7.1.2002 (Appendix R-10).

**Regulation 9 :-** Regulation for providing area of one fitness centre for a co-operative housing society or apartment owner association as free of FSI (Appendix R-11) (Government Circular No.TPB 4303/13/CR 249/03/UD-11, dated 17<sup>th</sup> June, 2004)

**Regulation 10 :-** Lands of Government/Semi government/Public Institutions which are included in Public-Semipublic Zone, Commercial use shall be allowed subject to following conditions :-

- (i) Maximum 15% existing built up area may be allowed for commercial purpose.
- (ii) Commercial use shall be permitted along the road side.
- (iii) Separate access shall be required for both the users (Public-Semipublic use and Commercial use)
- (iv) Basement shall not be permitted.

**Regulation 11 :-** The lands designated as Existing Industry may be allowed to be developed for adjoining user if that industrial use is discontinued. Chief Officer should independently entertain development permission for adjoining use in consultation with Director of Town Planning, Maharashtra State, Pune.

**Regulation 12 :-** Those open spaces (if any) from sanctioned lay out that are earmarked as Existing Open Space (in Green colour) on the Development Plan are part & parcel of the original Residential Zone.

**Regulation 13 :-** About Draftsman's Error :- Draftsman's error which are required to be corrected as per actual situation on site/or as per survey records, sanctioned lay out etc. shall be corrected by the Chief Officer, Municipal Council, Bhushawal after due verification and prior approval from Director of Town Planning, Maharashtra State, Pune.

**Regulation 14 :-** The private or rental premises designated in Public-Semipublic Zone will continue to be in this zone as long as Public-Semipublic user exists, otherwise these lands shall be considered to be included in adjoining use with prior approval of Director of Town Planning, Maharashtra State, Pune.

**Regulation 15 :-** The minimum width of layout road should be 9 mt.

19

## APPENDIX R-1 TO R-11

### APPENDIX R-1

#### SPECIAL PROVISIONS : For installation of Water Heating System.

Solar Water Heating Systems should be made in the building for Hospitals, Hotels, Guest Houses, Police men/Army barracks, Canteens, Laboratories and Research Institutions, Hostels of Schools and Colleges and other institutes.

1. The solar water heating systems should be mandatory in the hospitals and hotels where the hot water requirement is of continuous nature. In these buildings, the system must be provided with auxiliary back-up.
2. The use of solar water heating system is recommended in the following type of building in the Government/Semi Government and Institutional buildings where the hot water requirement may not be continuous/permanent.
  - i) Guest Houses.
  - ii) Police Men/Army barracks.
  - iii) Canteens.
  - iv) Laboratory and Research Institutions where hot water is needed.
  - v) Hostels, Schools, Colleges and other Institutes.

The Installation of the electrical back-up in all such water heating systems shall be optional depending on the nature of requirement of the hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on the thermosy phoneminicat with necessary electrical backup be installed at residential buildings like hostels.

In order to facilities the installation of the solar water heating systems, the new buildings shall have the following provisions.

- 1) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
- 2) The roof loading adopted in the design of such building should be at least 50 kg. per sq.mt. for the installation of solar water heating system.
- 3) Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the South facing vertical wall of the building. The best inclination of the Collector for regular place. The Collectors should be facing South. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the South). Even if the Collectors are built in the South facing vertical wall of the building the out put from such Collectors during winter month is expected to be within 32% out put from the optimum inclined Collector.
- 4) All the new buildings to be constructed shall have as installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
- 5) The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospital, hotels and other functional buildings are given below :

Sr.No.	Types of Buildings	Per capita capacity recommended Liters per day
1.	Hospitals	100
2.	Hotels	150
3.	Hostels and other such buildings	25
4.	Canteen	As required
5.	Laboratory & Research Institutions	As required

- 1) An open area of 3 sq.mt. would be required for installation of a Collector, which supply about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.
- 2) The specification for the solar water heating system laid down by the Ministry of Non-conventional Energy Sources can be allowed. Flat plate Collector confirming to is No.12933 shall be used in all such solar water heating systems.

#### APPENDIX R-2

Use of L.P.Gas Godowns would be permissible in Green Zone subject to the following conditions

- 
- (1) Area of plot shall not less than 2000 Sq.Mt.
  - (2) The maximum permissible FAR shall be 0.20 on this plot.
  - (3) Only ground floor structure would be permissible.
  - (4) It is necessary to obtain "No Objection Certificate" from Controller of Explosives and Chief Fire Officer.
  - (5) Condition(s) as specified by Chief Officer, Municipal Council, Bhusawal would be fulfilled.

#### APPENDIX R-3

Use of Petrol Pump permitted in Green Zone (No Development Zone) on following conditions :-

- (1) Site should adjoining to highway.
- (2) It is necessary to obtain No Objection Certificate from Highway Authority.
- (3) It is necessary to obtain No Objection Certificate from Petroleum Department of Central Government.
- (4) It is necessary to obtain No Objection Certificate from Chief Controller of Explosives.

#### APPENDIX R-4

Use of Research and Development Institutions in the Development Zone permitted in R-1 Zone on following conditions :-

1. Plot area should not be less than 10 Hectares.
2. Permissible plinth area shall be 10% of total area.
3. Maximum of 1% of built up area for office use and maximum of 1% of built up area for servants quarters shall be permissible from total built up area.
4. No. of staff shall be related to area in 3000 sq.ft. per member/servant.
5. Research and development of dangerous chemical industries and explosive work is not permissible.
6. Only ground floor or ground + 1 structure is permissible.
7. Compulsory trees @ 500 tress per Hectare should be planted.
8. Even after getting approval, the permission can be treated as cancel if any of the above condition is not followed properly.

Use of Flour Mill permitted in R-1 Zone on following conditions :-

"The flour mill should be permitted in a separate building of ground."

## APPENDIX R-6

**Special Regulations for Development of IT/ITES****R-1 *Definition :***

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Taskforce of Government of India has defined IT software as follows :-

- a) **IT Software** : IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware** : IT Hardware covers approximately 150 IT products notified by Directorate of Industries.
- c) **IT Services and IT Enabled Services** : These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-  
" IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition"

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

**R-1.2 *Height of the Room for I.T.E. :***

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

**R-1.3 *Covered Antenna to be Free of FSI :***

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

**R-1.4 *I.T.E.s to be allowed in Residential Zone :-***

"Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt." shall be allowed.

**R-1.5 *I.T.E.s to be allowed in Industrial Zone (I-1) :-***

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

**R-1.6 *I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :***

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

**R-1.7 I.T.Es to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-**

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -

- (a) The total FSI shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.
- (c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq.Mt.

**R-1.8 Additional FSI to IT/ I.T.E.s :-**

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.

100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.

Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

**R-1.9 General Terms/Conditions applicable for Development of IT/ITES units :**

- (i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.
- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.
- (v) The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribed the standards for the work. After completion of the works, the said Planning Authority/MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.
- (vii) **Users/Services ancillary to the IT/ITES :** While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

## APPENDIX R-7

### Regulation for Biotechnology Unit

) **Definition of Biotechnology Unit :** The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other Officer authorized by him in this behalf.

2) **Biotechnology Unit is to be allowed in Industrial Zone i.e.I-1, I-2 and I-3 :**

Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 Mt.

3) **Additional FSI to Biotechnology Unit :**

The Commissioner may permit the Floor Space Indices specified in the Building Byelaws & Development Control Rules to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 11% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as he may specify.

Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government.

---

## APPENDIX R-8

### Model Building Bye-laws to provide facilities for physically handicapped persons :-

#### **BYE-LAWS**

#### **2. SHORT TITLE EXTENT & COMMENCEMENT**

2. These bye-laws shall be annexed to the Dharangaon Municipal Bye-laws.
3. They shall be extent to a whole Municipality of Dharangaon They shall come into force after ..... Months from the date of their publication in the official Gazette.

#### **2. DEFINITIONS :**

- 2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incury individuals using braces or crutches, amputees, aribritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

#### **3. SCOPE**

There bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

#### **1. SITE DEVELOPMENT**

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

1.1 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

1.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-

- 1) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
- 2) The width of parking bay shall be minimum 3.6 meter.
- 3) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- 4) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

## **5 BUILDING REQUIREMENTS**

The specified facilities for the buildings for physically handicapped persons shall be as follows :-

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

- 5.1.1 Ramped Approach : Ramp shall be finished with non-material to enter the building. Minimum width of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
- 5.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.
- 5.1.3 Exist/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.
- 5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- d) Hand falls shall be provided for ramps/slope ways.

5.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

- 1) A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
- 2) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- 3) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.
- 4) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

- 1) The minimum size shall be 1500 mm x 1750 mm
- 2) Minimum clear opening of the door shall be 900 mm and the door shall swing out.
- 3) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- 4) The W.C. seat shall be 500 mm from the floor.

5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them

5.7 Designing for Children : In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

#### Explanatory Note

##### GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

**PROPER SIGNAGE:**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons makes use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in fitter should be installed on the walk at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

---

**APPENDIX R-9**

**Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.**

Notwithstanding anything to the contrary contains in this regulations or the Development Plan/Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400/CR-148/TRA- 1, dated 1<sup>st</sup> February, 2001 as may modified from time to time.

---

**APPENDIX R-10**

Notwithstanding anything to the contrary in these regulations or the Development Plan/planning proposals or any development shall be allowed to be developed as per Government of Maharashtra, PWD Resolution No.RBD-1089/871/Road-7, dated 9.3.2001, No.RBD-1001/72/Road-7, dated 21.9.2001 and No.RBD-1001/72/Road-7, dated 7.1.2002. Also at the time of approval of layout in existing or extended municipal limit, 12 mt. wide service road should be proposed along National Highways, State Highways and major district roads. No relaxation should be granted prior to approval of Public Works Department.

---

**APPENDIX R-11**

Area of one fitness centre for co-operative housing society or an apartment owner association provided as free of FSI.

In every residential building, constructed or proposed to be constructed for the use of co-operative housing society or apartment owner association, a fitness centre or one room will be permitted. The area of one room shall be limited to 20 sq.mt. It shall not be used for any other purpose except for fitness activities and its ownership shall vest to society or association. This one room built up area limited to 20 sq.mt. is free of FSI.

---

## Schedule of Minor changes

Appendix-R-1 मध्ये अनु.क्र.२ मधील thermosyphonemnicat या शब्दाएवजी thermosyphione, व to facilities ऐवजी to facilitate अशा दुरुस्तीसह मंजूर .

Appendix-R-3 मध्ये use of petrol pump या शब्दानंतर may be हा शब्द अंतर्भूत करण्याच्या दुरुस्तीसह मंजूर.

Appendix-R-4 Use of Research - - - - on following conditions या ऐवजी खालीलप्रमाणे मजकूर दुरुस्त करण्यासह मंजूर

" Use of Research and Development Institution permitted in R1 zone may be permitted in No Development Zone on the following conditions."

Appendix-R-5 Use of Floor Mill या शब्दानंतर may be हा शब्द अंतर्भूत करण्याच्या दुरुस्तीसह मंजूर.

Appendix-R-6 मध्ये अनु.क्र. R-1.5 व R-1.6 हा ओद्योगिक I-1 व I-2 विभागा बाबत आहे. भुसावळ विकास योजने मध्ये एकाच प्रकारचा ओद्योगिक विभाग प्रस्तावित असल्याने व त्यात I-1 व I-2 असे विभागी करण नसल्याने या Appendix मधील R-1.6 वगळून. तसेच R-1.5 मधील I-1 हा शब्द प्रयोग वगळण्याच्या दुरुस्तीसह मंजूर.

R-1.8 -- The Commissioner व or as the case हे शब्द तसेच or Regional Plan हा शब्द प्रयोग वगळण्याच्या दुरुस्तीसह मंजूर. तसेच R-1.9(IV) मधील Municipal Corporation-special planning authority, New Town Development Authority व त्यापुढीलचा M.I.D.C. संबंधीत मंजकूर वगळण्याच्या दुरुस्तीसह मंजूर.

Appendix-R-7 मध्ये अनु.क्र.२ मध्ये नमूद केलेला I-1, I-2 व I-3 हा उल्लेख वगळण्याच्या दुरुस्तीसह मंजूर. तसेच अनु.क्र.३ मध्ये The Commissioner या शब्दा ऐवजी Chief Officer in consulting with Dy. Director, Town Planning असा शब्द प्रयोग / दुरुस्ती करण्यासह मंजूर. तसेच नंतरच्या परिच्छेदात Corporation ऐवजी Municipal Council अशी दुरुस्ती करण्यासह मंजूर.

Appendix-R-8 -- अनु.क्र १ -- Short Title -----मध्ये अनु.क्र.२ ऐवजी 1.1 व 3 ऐवजी 1.2 अशी दुरुस्ती करण्यासह मंजूर. तसेच Dharnaon ऐवजी Bhusaval अशी दुरुस्ती व They shall come.....in the official Gazette हे वाक्य वगळण्याच्या दुरुस्तीसह मंजूर.

अनु.क्र.५.१.१ मध्ये non-material ऐवजी non-slippy material असा शब्द प्रयोग दुरुस्ती करण्यासह मंजूर.

(Pradeep Gohil)  
Section Officer